

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 21 | | WINTER ST, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | Unit #: | 1 |
|-----------|--------------------------------|---------|------------|
| Owner 1: | JOGLEKAR GITANJALI/ TRUSTEE | | |
| Owner 2: | GITANJALI JOGLEKAR 2000 REVOCA | | |
| Owner 3: | TRUST | | |
| Street 1: | 21 WINTER STREET #1 | | |
| Street 2: | | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 02474 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|----------------------|-------|--|
| Owner 1: | JOGLEKAR GITANJALI - | | |
| Owner 2: | - | | |
| Street 1: | 21 WINTER STREET #1 | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Brick Veneer Exterior and 1465 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R2 | TWO FAMIL | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|-------|--------|--|------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc | CONDO | Total: | | Spl Credit | | Total: | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|-------|--------|--|------------|--|--------|--|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 102 | 0.000 | 455,100 | 3,300 | | 458,400 |
| | | | | | |
| | | | | | |
| Total Card | 0.000 | 455,100 | 3,300 | | 458,400 |
| Total Parcel | 0.000 | 455,100 | 3,300 | | 458,400 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 312.90 | /Parcel: 312.90 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 102 | FV | 455,100 | 3300 | . | | 458,400 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 441,700 | 3300 | . | | 445,000 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 435,100 | 3300 | . | | 438,400 | 438,400 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 410,700 | 3300 | . | | 414,000 | 414,000 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 363,000 | 3300 | . | | 366,300 | 366,300 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 330,700 | 3300 | . | | 334,000 | 334,000 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 330,700 | 3300 | . | | 334,000 | 334,000 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 305,400 | 3300 | . | | 308,700 | 308,700 | Year End Roll | 12/11/2014 |

SALES INFORMATION

TAX DISTRICT

[illegible]

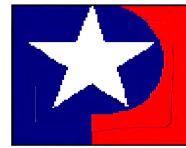
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|----------|-----|---------|
| 5/17/2018 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 198009 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| | | | |
|---------------|-------|----------------|---|
| Type: | 99 | - Condo Conv | |
| Sty Ht: | 2A | - 2 Sty +Attic | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 | - BrickorStone | |
| Frame: | 1 | - Wood | |
| Prime Wall: | 8 | - Brick Veneer | |
| Sec Wall: | | | % |
| Roof Struct: | 1 | - Gable | |
| Roof Cover: | 1 | - Asphalt Shgl | |
| Color: | BRICK | | |
| View / Desir: | N | - NONE | |

| | | | |
|-----------|---|---------|------|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

[illegible]

GENERAL INFORMATION

| | |
|--------------------|-------------|
| Grade: C - Average | |
| Year Blt: 1925 | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdicth: | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

| OTHER FEATURES | | |
|----------------|---|-----------------|
| Kits: | 1 | Rating: Average |
| A Kits: | | Rating: |
| Frpl: | | Rating: |
| WSFlue: | | Rating: |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 47.500000000 |
| Name: | 155 - 7114 |

RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|--------------|----|--------------|----|---|--------|----|----|----------|----|----|------|-----------|--|
| 1st Res Grid | | Desc: Line 1 | | | | | | | | | | # Units 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | | RMs: 6 | | | BRs: 3 | | | Baths: 1 | | | HB 1 | | |

INTERIOR INFORMATION

| | | | |
|---------------|---------------|--------------|----|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

| DEPRECIATION | | |
|--------------|---------------|-------|
| Phys Cond: | AG - Avg-Good | 26.0% |
| Functional: | | 0% |
| Economic: | | 0% |
| Special: | | 0% |
| Override: | | 0% |
| | Total: | 26.4% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 305.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.01959801 |
| Adj \$ / SQ: | 419.819 |
| Other Features: | 72000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 0.89999998 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 618332 |
| Depreciation: | 163240 |
| Depreciated Total: | 455092 |

REMODELING

| | | |
|---|------------|--|
| | Exterior: | |
| | Interior: | |
| % | Additions: | |
| % | Kitchen: | |
| % | Baths: | |
| % | Plumbing: | |
| % | Electric: | |
| % | Heating: | |
| % | General: | |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------------|-----|-----|----|
| 1 | 6 | 3 | 1 |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 1 | 6 | 3 | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial # | | Year: | | Color: | |
|-------|--|--------|--|----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

[illegible]

| | | | | | | |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 3,300 | Total Special Features: | | Total: | 3,300 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

SUB AREA

[illegible]

SUB AREA DETAIL

| | Sub Area | % Usbl | Descrip | % Type | Qu # Ten |
|---|----------|--------|---------|--------|----------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 6 | | | | | |
| 5 | | | | | |

IMAGE

